

POOL DESIGN GUIDELINES – DEC. 4, 2013 DRAFT

Swimming Pools

Swimming pools and spas reflect contemporary lifestyles and were not part of the fabric of the Mapleton Hill Historic District during its period of significance (1865-1946). The following guidelines are designed to minimize the potential impact that swimming pools and spas may have on the historic character of the site and/or the district as a whole.

Pool and spa design, including associated paving, patios, buildings and/or mechanical equipment, should be sensitive to and compatible with the building and landscape features that contribute to the overall historic character of the property and/or of the district as a whole. Although the impact of contemporary site features or equipment such as pools, spas and associated features can often be diminished through careful siting and screening, in some cases it may be so detrimental to the character of the site or the streetscape that such construction may be inappropriate.

1. General

- a. Pools, spas and associated features should be located in an inconspicuous location so as not to be visible from a public right-of-way.
- b. Pools, spas and associated features should not obscure the view of or negatively impact any contributing buildings or features on the site.
- c. Above-ground pools and spas are not appropriate; in-ground pools should be designed to be unobtrusive.

2. Siting

- a. Pools should be constructed in rear yards only and are inappropriate in side yards or front yards.
- b. On corner lots, pools should be located at the portion of the rear yard farthest from the public rights-of-way. It may not be possible to locate a swimming pool on a corner lot in a way that is not visible from a public right-of-way.
- c. Design and locate pools so as to allow for future removal without damage to the historic property.
- d. Preserve a back yard area when locating the pool, maintaining the approximate proportion of built mass to open space on the property.

3. Fencing and Screening

- a. Fences, including required security fencing, will be reviewed as part of the overall project and should be consistent with the General Design Guidelines & Mapleton Hill Historic District Guidelines.
- b. Chain link fencing is inappropriate.
- c. Vegetative screening should be indicated on project landscape plans and should be maintained.

4. Materials & Colors

- a. Patios and decks surrounding the pool should be of natural materials (such as wood, stone, brick).
- b. Pool finishes and colors (including interior liner or tile) should be subdued finishes and colors.

5. Lighting

- a. Lighting for swimming pools should be low intensity and beneath the surface of the water or at ground level

6. Grading

- a. Grading modifications will be reviewed as part of the overall project and should meet the General Design Guidelines and Mapleton Hill Historic District guidelines.

7. Paving, decks, patios

- a. Paving, decks, and patios surrounding the pool area will be reviewed as part of the overall project and should be consistent with the General Design Guidelines and Mapleton Hill Historic District guidelines.
- b. Paving and patios surrounding the pool should be limited in dimension and permeable.

8. Pool & Spa Mechanical Equipment

- a. Mechanical equipment should be located inconspicuously so as not to be visible from the public right-of-way.
- b. Mechanical equipment should be located at ground level and shall be screened through fencing or landscape screening. Landscape screening should be indicated on project plans and maintained.